



**HENRY COUNTY  
COMMISSIONERS**  
HENRY COUNTY COURTHOUSE  
101 SOUTH MAIN STREET  
NEW CASTLE, INDIANA 47362  
PHONE 765-529-4705 FAX 765-521-7037

January 20, 2014

Mr. Don West  
Environmental Management Support, Inc.  
8601 Georgia Avenue, Suite 500  
Silver Spring, MD 20910

Re: FY2014 Brownfields Grant Proposal  
\$400,000 U.S. EPA Brownfields Hazardous Substances Assessment Grant  
\$200,000 Petroleum Assessment Grant  
Henry County, Indiana

Dear Mr. West:

Henry County, the City of New Castle and the Town of Middletown have formed a coalition (the Coalition) to apply for a U.S. EPA Assessment Grant. The County, who will serve as the lead agency and act as the grant recipient/administrator, is submitting the enclosed application for an Assessment Grant on behalf of the Coalition. The Coalition is requesting a \$400,000 Community Wide Hazardous Substance Assessment Grant and \$200,000 Community Wide Petroleum Assessment Grant.

Henry County, and its largest city, New Castle is located 45 miles east of Indianapolis and 80 miles west of Dayton, Ohio, comprising over 395 square miles. The supporting cities and towns were founded in the late 1800's and due to its proximity between Indianapolis, Muncie, and Dayton, available water from the Big Blue River and abundance of forests and land, Henry County quickly grew to become a leading manufacturing and transportation center. Henry County was once the proud home to Chrysler Motors, Firestone, Allegheny Ludlum, clothing, furniture, piano, casket companies, parts suppliers, foundries and steel mills. Over the last 30 years these manufacturers have left the county. Not only were the jobs lost, but also the heritage, pride and the identity of these hardworking communities. Hundreds of acres of vacant industrial plants now dominate the landscape, and community leaders are struggling to clean up the environmental fallout, protect the citizens, and create employment opportunities. The communities are mired in a systemic economic crisis, with families struggling to meet basic needs. The Coalition, consisting of Henry County, City of New Castle and Town of Middletown has identified redevelopment of brownfields essential for economic recovery and future growth. The Coalition is also part of a tri-county partnership with Delaware (City of Muncie) and Madison (City of Anderson) counties that recently were awarded U.S. Department of Commerce EDA grant to develop a Regional Economic Vision and Manufacturing Strategic Plan. This \$300,000 grant (with a \$50,000 match by the Henry County) will develop a regional job creation approach to put brownfields back into use. While preparing the EDA application, the Henry County Coalition realized it needed a vibrant brownfield program similar to the other two EDA partner counties to leverage and enact the EDA Strategic Plan and to serve the smaller Henry County communities which cannot support a program on their own. The Coalition desperately needs this grant to improve economic conditions and recognizes the threats that existing brownfields represent to the most vulnerable citizens living near these sites. The Coalition has identified over 200 brownfields (gasoline/service stations, manufactured gas plants, foundries, bulk petroleum plants, machine shops, manufacturing plants) and the Indiana Department of Environmental Management (IDEM) has identified 110 sites as known or suspected environmental contamination. These sites are predominantly located in or around impoverished neighborhoods, adjacent to river ecosystems or represent a direct threat to a drinking water aquifer and have not been assessed. Residents are potentially being exposed to brownfields contaminants via direct contact, airborne particulates, vapor intrusion, and ingestion. The citizens of Henry County Coalition are clearly hurting; the per capita income of Coalition area is 32% lower than the national average, unemployment is 130.6% higher than the U.S. rate and a poverty rates are 118.5% higher than the U.S. rate. While this data is paints a sad picture of a region in decline, the neighborhoods around the Coalition brownfields provide a

textbook example of environmental injustice with residents fairing far worse with poverty rates as exceeding 28% and per capita income less than half of the U.S. rate.

The Coalition citizens face dismal fiscal and employment conditions and the impoverished are bearing the brunt of the health and welfare impacts of the hundreds of brownfields that dominate the landscape. With Assessment Grant funds, the Coalition leverage and enact the EDA grant plan under development, support the redevelopment of brownfields, and provide new and sustainable employment opportunities to the citizens being most impacted by these sites.

The following applicant information is provided as part of the Grant Application:

- a. Applicant Identification: Henry County Indiana  
101 South Main Street  
New Castle, Indiana, 47362
- b. Dun and Bradstreet (DUNS): 021382296
- c. Funding Requested:
  - (i) Grant type: Assessment
  - (ii) Federal Funds Requested: \$600,000
  - (iii) Contamination: \$400,000 Hazardous Substances and \$200,000 Petroleum
  - (iv) Coalition
- d. Location: Henry County Indiana, City of New Castle and Town of Middletown, Indiana
- e. NA- Not a site-specific proposal
- f. Contacts:
  - (i) **Project Director:** Mr. Corey Murphy  
New Castle Henry County EDC  
100 South Main Street, Suite 203, New Castle, Indiana 47362  
Phone: (765) 521-7402, email: [cmurphy@nchcedc.org](mailto:cmurphy@nchcedc.org)
  - (ii) **Chief Executive:** Ed Yanos, President of Commissioners  
Henry County  
101 South Main Street, New Castle, Indiana, 47362  
Phone: (765) 529-4705, email: [eyanos@henryco.net](mailto:eyanos@henryco.net)
- g. Date Submitted: January 20, 2014
- h. Project Period: Three years
- i. Population: (i) New Castle: 18,114; Middletown: 2,322; Henry County: 49,462 (ii) total  
population in Coalition area: 49,462 (*U.S. Census Bureau 2010*)
- j. Special Considerations Checklist: Attached

If you have questions concerning this matter, please contact my office at (765) 529-4705.

Regards,

 , Pres.

Ed Yanos President  
Henry County Commissioners

**FY 2014 UNITED STATES EPA BROWNFIELDS HAZARDOUS SUBSTANCES AND PETROLEUM  
ASSESSMENT GRANT APPLICATION**

**SUBMITTED BY CITY OF NEW CASTLE, TOWN OF MIDDLETOWN, HENRY COUNTY, INDIANA**

**RANKING CRITERIA FOR ASSESSMENT GRANTS**

**1. Community Need:**

Henry County, and its largest city, New Castle is located 45 miles east of Indianapolis, Indiana, and 80 miles west of Dayton, Ohio. Henry County comprises 395 square miles with over 49,000 residents. The supporting cities and towns were founded in the late 1800's and due to its proximity between Indianapolis, Muncie, and Dayton, available water from the Big Blue River and abundance of forests and land, Henry County quickly grew to become a leading manufacturing center. Henry County was once the proud home to Chrysler Motors (closed May, 2009, 3,000 jobs lost); Firestone; Allegheny Ludlum (closed January, 2012, 300 jobs lost); clothing, furniture, piano, and casket companies and parts suppliers; foundries; and steel mills. Over the last 30 years, these manufacturers left the County. Not only were the jobs lost, but also the heritage, pride and the identity of these hardworking communities. Hundreds of acres of vacant industrial plants now dominate the landscape and community leaders are struggling to clean up the environmental fallout, protect the citizens, and create employment opportunities. The communities are mired in a systemic economic crisis, with families struggling to meet basic needs. The Coalition, consisting of Henry County, City of New Castle and Town of Middletown, has identified redevelopment of brownfields as essential for economic recovery and future growth. The Coalition is also part of a tri-county partnership with Delaware and Madison Counties that recently was awarded a U.S. Commerce Economic Development Administration (EDA) grant to develop a Regional Economic Vision and Manufacturing Strategic Plan. This \$300,000 grant will develop a regional job creation approach to reuse brownfields. While preparing the EDA grant application, the Coalition realized it needed a vibrant brownfield program similar to the other two EDA partner counties to leverage and enact the EDA Strategic Plan. The Coalition was formed to also support the 16 microcommunities within Henry County that cannot support a program on their own. The Coalition recognizes the threats existing brownfields represent to the most vulnerable citizens living live near these sites and desperately needs this grant to improve economic conditions and, through redevelopment of brownfields preserve greenspace and prevent urban sprawl.

**a. Targeted Community and Brownfields:**

(i) The Coalition communities were developed at a time when industrial facilities were the focal point of communities. Over 100 years of industrial operations created numerous brownfields and had a cumulative impact to the health and welfare of the Coalition residents. With this grant, the Coalition can determine the extent of brownfields contamination, control contaminant migration, and protect and improve the health and welfare of the citizens. The Coalition desperately needs to develop its brownfields program, and an Assessment Grant will provide the funds to begin to tackle these issues and establish a formal brownfield redevelopment approach. The Coalition has identified four target communities that have significant numbers of large brownfields or have immediate health and human threats that are located in low-income neighborhoods creating environmental injustice. The targeted communities are (1) **East New Castle** which includes 29 smaller brownfields, known as the East Gateway Redevelopment Initiative (EGRI) and the large Former Firestone Brake Plant (Firestone); (2) **Giboney Lake Neighborhood** (Giboney) located in west New Castle containing former Allegheny Ludlum Plant; (3) **Mt. Summit** a micro community home to former Brooks Cannery; and (4) **Middletown Park** a micro community with a former dry cleaner site and automotive auto body plant.

(ii) Demographic data for the coalition area and targeted communities are presented below:

|                                       | <b>National</b> | <b>Indiana</b> | <b>Henry County</b> | <b>New Castle (City)<sup>1</sup></b> |
|---------------------------------------|-----------------|----------------|---------------------|--------------------------------------|
| Population <sup>1</sup>               | 308,745,538     | 6,483,802      | 49,462              | 18,114                               |
| Children <sup>1</sup>                 | 27.0%           | 27.9%          | 24.9%               | 26.0%                                |
| Seniors <sup>1</sup>                  | 13.0%           | 13.0%          | 16.2%               | 16.7%                                |
| Women, Child-bearing age <sup>1</sup> | 23.9%           | 23.5%          | 20.7%               | 22.8%                                |
| Unemployment <sup>2</sup>             | 7.2%            | 8.1%           | 9.4%                | NA                                   |
| Minority % <sup>1</sup>               | 27.6%           | 15.7%          | 4.3%                | 4.9%                                 |



|                                      |          |          |           |           |
|--------------------------------------|----------|----------|-----------|-----------|
| Poverty Rate <sup>3</sup>            | 15.1%    | 15.6%    | 17.9%     | 22.7%     |
| <50%Poverty Rate <sup>3</sup>        | 6.5%     | 8.5%     | 6.7%      | 8.3%      |
| Median Household Income <sup>3</sup> | \$49,445 | \$47,185 | \$37,282  | \$27, 524 |
| Per Capita Income <sup>3</sup>       | \$27,319 | \$24,048 | \$18, 368 | \$15,701  |

|                                      | <b>Middletown<sup>4</sup></b> | <b>Mount Summit<sup>4</sup></b> | <b>Giboney<sup>4</sup><br/>(1 mile)</b> | <b>East New Castle<sup>4</sup><br/>(1/2 mile)</b> |
|--------------------------------------|-------------------------------|---------------------------------|---|---|
| Population <sup>1</sup>              | 2,322                         | 352                             | 1,207                                   | 2,491   |
| Children <sup>1</sup>                | 31.2%                         | 28.2%                           | 32.6%                                   | 29.6%   |
| Seniors <sup>1</sup>                 | 14.6%                         | 13.6%                           | 18.6%                                   | 14.6%   |
| Women Child-bearing <sup>1</sup>     | 27.1%                         | 23.0%                           | 27.2%                                   | 27.1%   |
| Unemployment <sup>2</sup>            | NA                            | NA                              | NA                                      | NA  |
| Minority % <sup>1</sup>              | 2.7%                          | 2.0%                            | 5.0%                                    | 5.3%  |
| Poverty Rate <sup>3</sup>            | 19.7%                         | 20.8%                           | 18.9%                                   | 28.6%   |
| <50% Poverty Rate <sup>3</sup>       | 9.1%                          | 11.8%                           | 16.1%                                   | 13.2%   |
| Median Household Income <sup>3</sup> | \$36,117                      | \$41,800                        | \$37,395                                | \$22,618  |
| Per Capita Income <sup>3</sup>       | \$16,658                      | \$17,120                        | \$17,842                                | \$13,497  |

<sup>1</sup>Data from 2010 U.S. Census and is available at [www.census.gov](http://www.census.gov)

<sup>2</sup>Data from Bureau of Labor Statistics (August 2013) and is available at [www.bls.gov](http://www.bls.gov)

<sup>3</sup>Data from 2010 American Community Survey (ACS) and is available at [factfinder.census.gov](http://factfinder.census.gov)

<sup>4</sup>Data obtained from ESRI Business Analyst dissection census tracts of adjusted U.S. Census Report and ACS available at [www.bao.esri.com](http://www.bao.esri.com)

(iii) The Coalition has identified over 200 potential brownfields (gasoline/service stations, manufactured gas plants, foundries, bulk petroleum plants, machine shops, manufacturing plants) and the Indiana Department of Environmental Management (IDEM) has identified 110 sites with known or suspected environmental contamination within the Coalition boundaries. These sites are predominantly located in low-income neighborhoods, adjacent to river ecosystems, or represent direct threats to drinking water sources. Residents are being exposed to brownfields contaminants via direct contact, ingestion, and inhalation due to airborne particulates and vapor intrusion. The Coalition's overriding health and welfare concern is the concentration of brownfields in low-income areas, and the impacts the brownfields are creating on the sensitive populations and ecosystems. The Coalition has targeted communities to begin to address this concern. The EDA manufacturing strategic plan grant program will also be focusing on large brownfields in the target communities. The table below lists potential health effects to impacted sensitive populations associated with contaminants at sites in the targeted communities.

| <b>Target Community(Site)</b>   | <b>Contaminants</b>   | <b>Health Effects<sup>1</sup></b>   |
|---|---|---|
| <b>Giboney</b> (Allegheny Ludlum): former stainless steel plant, 130 acres  | Asbestos, metals, volatile organic compounds(VOCs) polycyclic hydrocarbons (PAHs) | Headaches, poor coordination, respiratory problems, liver/kidney damage, nerve damage, lung cancer  |
| <b>Sensitive receptors:</b> Poor residents with children, seniors and childbearing women, exceeding national rates by 20.7%, 43.1% and 13.8%, respectively; pregnant women and seniors using adjoining ICAP Women's Health and Senior Center; users of adjoining Memorial Park/ Youth Center; Giboney Lake, Big Blue River; site is abandoned with vacant, unsecure buildings attractive to vagrants and children   |   |   |
| <b>East New Castle</b> (EGRI 29 sites and Firestone), 60 acres  | VOCs, metals, organic solvents, lead, PAHs, asbestos, PCBs                        | Lung cancer, skin irritation; respiratory problems, blood vessel damage, birth defects, headaches; poor coordination; liver, kidney, nerve damage |
| <b>Sensitive receptors:</b> Poor residents with 12.3% more seniors, 9.6% more children and 13.4% more childbearing women than U.S rates; former Firestone site burned to ground, is unsecured with confirmed friable asbestos in debris piles; exposure risks to children at ICAP Head Start pre-school, visitors (users) of Lowe (city) Park, Public Library, Family and Children Center and County Art Center; municipal city wells; EGRI sites unsecure and abandoned; vacant unsecured sites attractive to children, vagrants/ illegal activity |   |   |



|   |   |  |
|---|---|--|
| <b>Mt. Summit</b> (Brooks Cannery), 38 acres  | VOCs, PAHs, and chlorinated solvents, fertilizers, pesticides | Respiratory damage/failure; anemia bone marrow problems; nerve, liver, kidney damage; stomach, liver, bladder cancer   |
| <b>Sensitive receptors:</b> <i>Low-income residential neighborhoods comprised of 28.2% children and 23% women of childbearing age; within 1/3 mile of Mt. Summit municipal water well and 1,000 feet of a town park; impacting Little Buck Creek; abandoned and unsecure site and lagoons</i> |   |  |
| <b>Middletown Park</b> (Dry Cleaner/Auto Body) 1acre  | VOCs, chlorinated solvents, PAHs metals                       | Respiratory damage/failure; anemia, bone marrow problems; nerve, liver, kidney damage; stomach; bladder, liver, cancer |
| <b>Sensitive receptors:</b> <i>Poor residents with 16% more children than U.S. rate; children at adjoining Middletown Head Start Preschool; users of adjoining Middletown Park and children's splash park; and Fall Creek (tributary to Geist Reservoir); site is abandoned and unsecure.</i> |   |  |

<sup>1</sup> Agency for Toxic Substances and Disease Registry (ATSDR), ToxFAQs.

(iv) Other environmental issues the Coalition must contend with include: 29 existing Confined Feeding Operations (CFOs); over 500 petroleum production wells and 30 natural gas storage fields that are a direct threat to the drinking water sources and surface water quality; five active and former railroad systems, seven state highways and interstate highway 70, which negatively impact overall air quality. Additionally, the EPA lists Henry County as a Zone 1 Radon County, the highest radon impact rating with predicted average indoor radon levels greater than 4.0 picoCuries per liter (pCi/L) of air ([www.EPA.gov/radon/zonemap](http://www.EPA.gov/radon/zonemap)). In the larger cities and towns (**Giboney and East New Castle**), the rail and transportation systems were built to service the industrial developments located in congested low-income neighborhoods, so residents of these communities have been disproportionately impacted by air emissions when compared to wealthier citizens who live on the outskirts, upwind of the industrialized areas. The low-income, rural residents are disproportionately impacted by the CFOs and petroleum production wells. For example there are three CFOs with the potential to impact water quality of **Mt. Summit** and 19 petroleum wells within a ½ mile of **Middletown Park**. As shown in the table in Section 1.a.ii, the targeted communities have high numbers of low-income populations and higher than average numbers of seniors, children, and women of childbearing age, therefore these sensitive populations are disproportionately being exposed to these other cumulative issues and do not have the resources to protect themselves, creating environmental injustices.

#### **b. Impacts on Targeted Community:**

The residents in the Coalition's targeted communities are being disproportionately impacted by brownfield sites. In addition, the Coalition's low-income residents disproportionately live near the brownfields located in Henry County. The low-income residents in the target communities have limited funds and ability to travel, so they attend day care, school and churches in these neighborhoods, and play in parks adjacent to these sites. Their exposures to brownfields contaminants via direct contact, ingestion and inhalation of particulates, and vapor intrusion inhalation pathways are constant; the definition of environmental injustice.

According to *State Cancer Profiles, Incidence Rate Report for Indiana by County, 2006-2010*, (data is not available below the county level) brain cancer incidence rate (cases per 100,000 population/year) for Henry County (9.6) are nearly 1.5 times higher than U.S. rate (6.6) and 31% higher than the Indiana rate (7.1). Bladder cancer (26.1) is 27% and 31% higher than the U.S. and Indiana rates, respectively. Esophagus cancer (7.0) is 46% higher than the U.S. and 25% higher than Indiana rate and the lung cancer rate (80.7) is 24% higher than the U.S. rate of 65.0. Henry County ranks in the top 25% of Indiana's 92 counties for lung, breast and prostate cancer, has the 3<sup>rd</sup> highest county colon and rectum cancer rate, and the 11<sup>th</sup> highest overall cancer rates in Indiana. The county cancer rates also exceed the state and national averages for oral, kidney and renal pelvis cancers, skin melanoma, and leukemia. Asthma prevalence rates are also an immediate concern. Henry County has the 15<sup>th</sup> highest rate of Emergency Room visits, the 17<sup>th</sup> highest rate of hospital discharges, and 18<sup>th</sup> highest hospitalization rate for asthma in Indiana (*2011 Burden of Asthma in Indiana, Indiana State Health Department*). The report indicates that low income populations are disproportionately affected with higher asthma rates than mid to upper income populations. Another concern is the impact brownfields are having on pregnancies. According to the U.S. Department of Health & Human Services website the County's neonatal and post neonatal infant mortality rates are 126.7% and 126.1% higher than the U.S. rates, respectively. Henry County ranks 2<sup>nd</sup> in the State of



Indiana for cases of cleft lip/palate birth defects and is within the top 25% of Indiana counties for atrial septal defect, hypospadias, genitourinary and pyloric stenosis and all birth defects combined. Teratogens including arsenic, lead, mercury, PCBs, paints, and organic solvents have been identified as site contaminants at the targeted area's brownfields. Clearly brownfields are contributing to the myriad of health conditions facing the Coalition and the poorest residents have the greatest, disproportional exposure to brownfields, creating an environmental justice issue to the most vulnerable citizens of Henry County.

Another health and welfare concern is migration of contaminants from brownfields to the tributaries and the Big Blue, Whitewater, and White rivers. Over 120 potential brownfields are located within a ¼ mile of these surface waters, threatening these sensitive ecosystems. Streams and connected tributaries have served as the waste conveyance system for industrial operations and urban runoff, impairing the rivers' ecosystems. These conditions present a threat to the viability of the rivers and watershed ecosystems and present exposure concerns for residents and visitors (via direct contact and ingestion) from the recreational use of the waterways. The river ecosystems are also home to four species of mussels, one fish, nine birds, nine plants and two mammals included in Indiana's Endangered, Threatened, and Rare Species program. These and many other sensitive species require protection from contaminated run-off and groundwater.

**c. Financial Need:** The Coalition members have been decimated by the recent economic downturn. Since 2008, multiple plant closings have eliminated 3,800 jobs, over 17% of the Coalition's workforce (Bureau of Labor Statistics). With the loss of higher-paying manufacturing jobs, the economic base crumbled, decreasing the money available for community investment. The Coalition will be able to assist the multiple micro communities in the County that could not support their own brownfield programs. The Coalition needs funding to assess brownfields that are contributing to the demise of targeted communities and commercial and industrial zones. Redevelopment of these sites will provide impoverished residents with sorely needed employment and increase the Coalition's tax bases to allow for community investment.

**(i) Economic Conditions** The Coalition's financial need has resulted from the decrease in available revenue with which the Coalition's municipalities have to operate and provide redevelopment support. Indiana revised its property tax codes to provide property tax cuts at the same time the recession caused a reduction in property values, resulting in gross tax revenues being crippled. The County's budget has decreased by over 65% from 2005 (\$23,546,075) to 2013 (\$14,241,758). The City of New Castle, home to nearly 37% of the Coalition residents, has experienced similar budget cuts with a budget reduction of over \$3,700,000 (over 28%) in a 10 year period. These dramatic budget cuts have resulted in the reduction of 47 full time employees by the County and City. The micro communities and target communities have smaller populations and funds for brownfield assessment are unavailable so the Coalition represents their only hope of addressing brownfield issues. The lack of available money has resulted in the target communities requesting grant funding from private foundations, such as the Henry County Community Foundation. Inundated with local government grant requests, the foundation was forced to cap 20% of all grant awards to tax supported entities.

**(ii) Economic Impacts of Brownfields** The Coalition's primary financial concern is the lack of quality employment opportunities, which is disproportionately impacting impoverished residents in the target communities. In the last ten years, the number of families in poverty has more than doubled as over 3,300 jobs have been lost from multiple factory closings, mainly in the targeted communities. Additionally, the poverty rate for children has increased a deplorable 107.8%. County unemployment has increased an incredible 70.7% over the last 10 years, and the median household income has decreased by 29.5%, ranking Henry County as 91<sup>st</sup> lowest median household income out of 92 Indiana counties. The unemployment rate has averaged 22.6% higher than the State of Indiana (*STATS Indiana, Counties in Profile*). Compounding the problem is once local manufacturing jobs are lost, replacement jobs are usually lower-paying service sector positions requiring longer commutes. This systemic trend has hit low-income residents hardest. In the last 10 years, families receiving food stamps in Henry County has increased a staggering 177.0%, students receiving free school lunches have increased by 112.5%, and over 9,000 residents must now leave Henry County to find gainful employment. The number of residents who live and work in Henry County has declined by 43.3% in the last ten years (*STATS Indiana, Family/Social Services Data, 2010, Inflow/Outflow Analysis, 2002-2012*). The Coalition desperately needs to reverse the trends of increased commuting costs and decreased wages for its residents. As shown in Section 1.a.ii, the target communities' neighborhoods surrounding the priority brownfield sites have the lowest per capita incomes





and poverty rates in the Coalition and are significantly lower than Indiana and the U.S. The brownfields within the targeted communities have also decimated property values. According to the American Community Survey, the average home values in the targeted communities are 15% to 30% lower than average home values in the Coalition and 30% to 50% less than the average Indiana home. Decreasing property values result in low to negative asset growth, resulting in less investment by residents. In a vicious cycle of environmental injustice, the same brownfields that cost resident's access to local, good-paying jobs are decreasing their property values. Unable to move, they are forced to travel further for lower-wage jobs with increased transportation costs. Compounding the issue, the Coalition must secure unsafe buildings and maintain municipal services to these areas, placing more financial stress on the communities.

Despite the dire economic conditions facing the Coalition, the Coalition has made brownfield redevelopment a top priority and has committed significant matching funds to this grant (Section 2.c). Based on the expected assessment scopes, the assessment/cleanup planning costs associated with brownfields in targeted communities are estimated to be at least \$800,000. Without an Assessment Grant, the Coalition will not be able to support the assessment of these brownfields and begin the process of redeveloping these sites which are impacting the economic viability of the Coalition's communities.

## **2. Project Description and Feasibility of Success**

### **a. Project Description**

(i) Brownfield redevelopment was one of the primary goals identified by citizens during conception of the Henry County Visioning Plan (CVP) in June, 2013. Using the CVP, the Coalition developed the following **Assessment Grant Goals** as metrics to select sites for funding: 1. protect citizens from brownfield direct contact exposures; 2. improve the unacceptable poverty rates in targeted communities by redeveloping brownfields to create high-paying jobs; 3. mitigate exposure hazards and revitalize blighted neighborhoods without displacing residents; 4. stimulate redevelopment to increase property values and job growth within walking distance to poor neighborhoods; 5. protect the Big Blue, Whitewater, and White rivers ecosystems from brownfield impacts via uncontrolled runoff and groundwater migration, and 6. support redevelopment that enhances and expands existing greenspace and linear parks consistent with land use plans developed in the CVP and the Coalition members' comprehensive plans. The **Assessment Grant Goals** coincide with the EPA's guiding Livability Principles.

The brownfields program approach is directed by the **Assessment Grant Goals** and will be coordinated and enhanced with the EDA grant, which will assist the Coalition on the appropriate types of development and businesses to target and market. The grant project will start with addressing a minimum of five sites within the Coalition, including one in each **targeted community**. The target communities were chosen based on community needs and stakeholder knowledge that redevelopment of the priority sites in the target areas will act as catalysts, providing the highest return on grant funds and agrees with citizens' desires.

The **Giboney** target community will include assessment of the massive **Allegheny Ludlum** site. The community believes redevelopment of this former stainless steel factory will catalyze redevelopment of other downtown brownfields, transforming the west downtown area. Redevelopment plans include a community- approved trail through the site that would provide access to the Big Blue River and link Memorial Park to the Honey Creek, Woolly Bear Parkway, and Wilbur Wright trail systems. Redevelopment of the massive site would result in mixed residential, commercial, and hi-tech manufacturing land use. Redevelopment of the site would also allow restoration of Giboney Lake, adding greenspace to the community and providing new recreational opportunities of residents. The Coalition needs the Assessment Grant to assess the site, evaluate health risks to residents, and prepare the site for redevelopment. Extensive Phase II Environmental Site Assessment (ESA) work will be required to assess the nature and extent of contamination at the site (including Giboney Lake) and develop remedial planning, including implementation of engineering controls and hazardous materials abatement to permit safe reuse.

The **East New Castle** target community includes assessment of the **Former Firestone Brake Plant** and a minimum of two smaller sites within the **East Gateway Redevelopment Initiative (EGRI)**. The Firestone site has changed ownership multiple times and a recent fire destroyed the buildings. Subsequent inspections by IDEM and EPA have identified "the presence of friable asbestos in the debris piles" at the site. The site is abandoned and unsecure. The Coalition has planned and zoned a new hi-tech industrial park to the east of the Firestone plant (part of the EDA grant study). The unsightly presence of the debris-laden site, as well as the potential vapor intrusion and asbestos inhalation concerns, has thwarted



numerous development plans in the industrial park. Redevelopment of this site and development of the industrial park agrees with the community's desires published in New Castle's community-approved land use plan. The brownfields contained within the EGRI area range from large junkyards to vacant, smaller manufacturing, printing, transportation services and gas stations. The grant will assist in conducting multiple Phase I and II ESAs to evaluate the nature and extent of contamination at the sites, complete remedial plans, and prepare the properties for reuse and serve as a catalyst for additional investment within the EGRI area.

The former **Brooks Foods** site is targeted for assessment in the **Mt. Summit** community. The 180,000 square foot complex is located on 38 acres of land with three large lagoons. A comprehensive assessment and remedial plan will be required to assess the impacts to the sensitive receptors discussed in Section 1.a.iii. An assessment of the site will help catalyze commercial/industrial redevelopment, providing much needed jobs to Mt. Summit residents.

Two connected sites in the **Middletown** community, a former **Dry Cleaner and Auto Body Shop** will be assessed. Immediate Phase I and II ESAs will include assessment of vapor intrusion and exposure threats to children attending the adjoining Henry County Head Start Preschool, users of the adjoining park, neighboring and residents as well as impacts to the Fall Creek ecosystem. The Coalition's assessments will help stimulate new commercial development, bringing jobs and investment to the downtown district.

(ii) The Coalition is prepared to begin the assessment grant project immediately upon award. The Coalition has already met to discuss the framework of the Memorandum of Understanding (MOU). After being awarded the Assessment Grant, the Coalition will prepare a Work Plan with community support (Section 3.) for EPA approval and issue a contractor request for qualifications, with a deadline of retaining a contractor within eight weeks of issue. The Coalition and a qualified environmental consultant (the project team) will lead the brownfields program (Section 5.a) which will begin by preparing an overall 36-month project budget to ensure the project remains on schedule. Henry County will act as lead organization on the project with assistance from the New Castle-Henry County Economic Development Corporation (EDC) staff for day-to-day grant operations including: updating/maintaining the brownfields inventory; distributing project information to the community; assessment site selection; and progress tracking. Henry County will be responsible for procuring contractual services and submitting the required reports to the EPA. Henry County and the other Coalition members will work closely within a partnership with the EDC. The EDC is jointly funded by the Coalition's members and therefore has an established working relationship with all of Coalition's communities. The EDC will work with property owners and the municipalities to secure site access to prepare the sites for assessment activities.

The project team will focus on expanding the Coalition's brownfield inventory. Because of legal issues associated with publicly listing private properties, the inventory will focus on developable sites and secure permission to add these sites to the inventory, creating a list that includes these approved sites and publicly listed contaminated sites. The Coalition, environmental consultant, and community organizations (Section 3.) will be involved in the inventory, which will continue throughout the grant period. After being deemed eligible by the EPA and community notification, sites will be assessed through performance of a Phase I Environmental Site Assessment (ESA) and/or a Phase II ESA. ESA procedures will be instituted to ensure that the community is protected from contaminants during assessment work (Section 4.a). Upon receipt of assessment results, the environmental consultant will work with the Coalition and community partners to devise liability management, cleanup, and site use strategies that support redevelopment and improve the environment and health of residents. After completion of initial assessment activities, investigations may be needed to further define the extent of contamination and design environmental response actions for cleanup and safe reuse use of the site. Contaminated sites may be entered into the Indiana Brownfields Program (IBP), Voluntary Remediation Program (VRP), or Underground Storage Tank (UST) Program. The results of assessments will be disseminated to the community via public meetings and notification of community organizations (Section 3.). If health threats are identified, IDEM and Henry County Health Department will be notified (Section 3.b). If needed, the Coalition will seek additional funding from local and state sources and/or the EPA (Section 2.c) for assessment activities and subsequent environmental response activities. The project team will meet monthly to ensure individual projects are progressing, overall project schedule benchmarks are being met, and the grant project is completed within the three-year time limit.





(iii) Redevelopment plans meeting the objectives outlined in community-driven **Assessment Grant Goals** and for which the owner has allowed access will be considered for grant funding. Site access will be obtained for property transactions via the purchase agreement; for foreclosures access will be obtained from the County or bank depending on the type of foreclosure (tax or loan); and the Coalition will obtain access through nuisance abatement authority or work with IDEM for sites that present an imminent threat. As previously discussed, brownfields in the targeted communities will be given top priority for funding. Secondary priority will be given to other sites that are believed to be impacting residents and sites with an interested, viable developer. The assessment grant will also provide support for businesses and micro communities to spur redevelopment of smaller sites throughout the Coalition area. By assessing these key sites, the Coalition hopes to improve the vitality of existing neighborhoods, create jobs, increase greenspace and improve recreational opportunities. With this approach, the Coalition will support revitalization of hardest-hit areas, mitigate immediate health and environmental threats, provide support to enhance economic development, and create jobs. These assessments will support redevelopments in areas with existing infrastructure, create local jobs and amenities, and create and protect greenspace responsibly. When redeveloped, these sites will increase commercial and manufacturing growth in impoverished neighborhoods and reduce the need for residents to commute outside the county to find employment. Assessment data will determine the extent of brownfields contamination; evaluate exposure pathways and develop mitigation/remediation strategies protective of human health and the environment; and support redevelopment planning and marketing of brownfields. This approach may be revised if goals for outputs/outcomes (Section 2.b) are not being met or community concerns arise.

#### **b. Task Description and Budget**

**Task 1 Programmatic Costs:** Programmatic costs are \$6,050. The Coalition is providing all personnel costs except for \$3,650 (hazardous substances) for updating and maintaining brownfields information in the Assessment, Cleanup, and Redevelopment Exchange System (ACRES) system (\$36.50/hour for 100 hours). Once a site has been determined to be eligible, it will be entered into ACRES. The ACRES profiles will be updated after completion of Phase I and II ESAs, remediation, and/or redevelopment. The petroleum grant includes attending one EPA Brownfields Conference and an additional brownfield conference (\$1,200/ trip).

**Task 2 Community Outreach:** Community outreach costs are \$10,600. Included is \$1,000 (\$500 each grant) for printing, and mailing project information and documents to citizens and community stakeholders and contractual costs of \$9,600 for conducting community outreach and stakeholder meetings (\$5,000 for hazardous substances grant and \$4,600 for petroleum grant).

*Output=minimum of 4 kickoff meetings, 30 monthly meetings, 3 project closeout meetings.*

**Task 3 Site Inventory and Selection:** The Coalition has an initial inventory; the budget includes inventory maintenance costs of \$4,850, which includes travel costs of \$650 for identifying new sites and showing sites to interested parties (\$250 for hazardous substances grant and \$400 for petroleum grant). The environmental consultant will assist in compiling the inventory list throughout the project at a cost of \$4,200 (\$2,100 each grant).

*Output=100 new brownfields identified.*

**Task 4 Site Assessment:** Sites will be evaluated through performance of Phase I and/or II ESAs in accordance with All Appropriate Inquiry (ASTM Standard E1527) and other ASTM standards. The Coalition will focus grant funds on performing assessments, especially Phase II ESAs to determine the nature and extent of the contamination at priority sites where the history is known. For these sites, a Phase I ESA may not be required. For priority sites with an imminent property transaction, a Phase I ESA will be completed regardless of historical knowledge. The Coalition also anticipates supporting due diligence at sites where business interest occurs during the project. Based on past experience, anticipated Phase I ESA costs will range from \$5,000 to \$8,000 and Phase II ESA costs will range from \$15,000 to \$60,000. The hazardous substances grant budget includes contractual costs of \$366,000 based on six Phase I ESAs at \$7,000 each (\$42,000 total), and eight Phase II ESAs at \$40,500 each (\$324,000 total). The petroleum grant budget includes contractual costs of \$172,000, based on five Phase I ESAs at \$5,000 each (\$25,000 total) and seven Phase II ESAs at \$21,000 each (\$147,000 total). These are averaged costs used for budgeting. Actual costs may vary.

*Output=11 Phase I ESAs and 15 Phase II ESAs completed.*



**Task 5 Cleanup Planning:** The Coalition will conduct cleanup planning as required by the IBP, VRP, or UST programs for brownfields where redevelopment is imminent. This may include preparing Remediation Work Plans (RWP), assessing brownfields cleanup/redevelopment alternatives, or evaluating institutional and engineering controls. Contractual costs for this task are estimated at \$22,500 (hazardous substances) and \$18,000 (petroleum), based on completing two hazardous substances RWPs at \$11,250 each and two petroleum RWPs at \$9,000 each.

*Output=4 RWPs and cleanup plans completed.*

| Budget Categories         | Petroleum Assessment Grant Project Tasks |                              |                          |                           |                            |                |
|---------------------------|--|------------------------------|--------------------------|---------------------------|----------------------------|----------------|
| (programmatic costs only) | Task 1<br>Programmatic Costs             | Task 2<br>Community Outreach | Task 3<br>Site Inventory | Task 4<br>Site Assessment | Task 5<br>Cleanup Planning | Total Budget   |
| Personnel                 |  |                              |                          |                           |                            |                |
| Travel                    | 2,400                                    |                              | 400                      |                           |                            | 2,800          |
| Supplies                  |  | 500                          |                          |                           |                            | 500            |
| Contractual               |  | 4,600                        | 2,100                    | 172,000                   | 18,000                     | 196,700        |
| <b>Total Budget</b>       | <b>2,400</b>                             | <b>5,100</b>                 | <b>2,500</b>             | <b>172,000</b>            | <b>18,000</b>              | <b>200,000</b> |

| Budget Categories         | Hazardous Substances Assessment Grant Project Tasks |                              |                          |                           |                            |                |
|---------------------------|---|------------------------------|--------------------------|---------------------------|----------------------------|----------------|
| (Programmatic costs only) | Task 1<br>Programmatic Costs                        | Task 2<br>Community Outreach | Task 3<br>Site Inventory | Task 4<br>Site Assessment | Task 5<br>Cleanup Planning | Total Budget   |
| Personnel                 | 3,650   |                              |                          |                           |                            | 3,650          |
| Travel                    |   |                              | 250                      |                           |                            | 250            |
| Supplies                  |   | 500                          |                          |                           |                            | 500            |
| Contractual               |   | 5,000                        | 2,100                    | 366,000                   | 22,500                     | 395,600        |
| <b>Total Budget</b>       | <b>3,650</b>  | <b>5,500</b>                 | <b>2,350</b>             | <b>366,000</b>            | <b>22,500</b>              | <b>400,000</b> |

In order to evaluate progress, the Coalition will document the outputs listed above. The Coalition will also measure the following outcomes: acres of land assessed, land remediated, and redeveloped, acres of parks and greenspace preserved or created; number of jobs created or retained; tax revenue generated; redevelopment investment value; and other funding leveraged. The Coalition will evaluate the project progress semi-annually to determine if funds are being expended as anticipated and if the completed assessments are catalyzing remediation and/or redevelopment investment and creating jobs. The Coalition will adjust the approach to selecting sites for funds if the project is not generating the expected outcomes.

#### c. Ability to Leverage:

Assessment Grants are vital for catalyzing brownfields redevelopment projects because they cover site assessment costs needed to support liability management, project design, and remediation planning. This alone is rarely sufficient to ensure a successful redevelopment. The Coalition understands this grant will not be a complete cure to the conditions brownfields have created and additional sources of funding to ensure a successful program will be required. The Coalition therefore is pledging significant resources to the project and will secure additional funds to supplement this grant. With the grant and supplemental leveraged funds, the Coalition will be able to immediately tackle these projects and facilitate redevelopment.

| Source          | Resources Leveraged/Role of Resources       | Estimated Value   | Likelihood                                    |
|-----------------|---|---|---|
| Coalition (EDC) | Meeting rooms-Subsidized Rent to EDC office | \$5,000 dollars per year plus \$2,500 for meeting space | 100% Coalition will provide in-kind resources |



|  |   |  |   |
|--|---|--|---|
| US Department of Commerce EDA Grant                          | Tri-County Economic Vision and Manufacturing Planning   | <b>\$300,000</b><br>(inc.\$50,000 Coalition match)   | 100% grant awarded                          |
| Indiana University East (IU) <sup>1</sup>                    | Students/staff to conduct ground surveys to identify and prioritize developable sites   | 320 labor hours (20 students @16 hours each)   | 90-100% student dependent                   |
| Coalition (Tax Increment Finance Redevelopment) <sup>1</sup> | Brownfield Demolition and Cleanup   | <b>\$15,000</b>  | 100% match for structure removal/cleanup    |
| Environmental Consultant                                     | Documentation/reporting including: monthly grant status reports, QAPP and HASPs, attendance at project administrative meetings.   | <b>\$10,000</b> (100 hrs. at \$100/hr.)  | 100% Consultant required to provide in-kind |
| Coalition (EDC, Henry County) <sup>1</sup>                   | Staff for press releases, meetings, website, Facebook, LinkedIn updates for outreach. Staff for site selection process, oversee grant financial transactions to support programmatic activities. Brush/debris clearing, building access to support assessments. | <b>\$36.45</b> per hour/<br>720 hours = <b>\$25,250</b><br><b>\$15,000</b> for site access (equipment /staff costs for ten days @ \$1,500/day) | 100%  |
| Coalition (County TIF districts)                             | Property tax revenue generated from redevelopments for site acquisition, infrastructure and improvements  | Depends on development value   | 100% if redevelopment is in TIF district    |
| Tax abatement  | Property tax abatement on new equipment /property improvement for up to 10 years  | Depends on development value   | 100% if eligible                            |

<sup>1</sup> Commitment letters are included in Attachment C.

The following existing state and federal resources are also available by application and may be used following expenditure of grant funds:

- Office of Community and Rural Affairs – Indiana Main Street, Demolition Grants
- EPA Clean Water State Revolving Fund and Indian Brownfields Program (IBP) RLF – loans for cleanup/remediation activities.
- Excess Liability Trust Fund (ELTF) – reimbursement of monies spent to clean up petroleum releases from underground storage tanks (USTs).
- State of Indiana Economic Development for a Growing Economy, Headquarters Relocation Tax Credit, Hoosier Business Investment Tax Credit, and Industrial Recovery Tax Credit - tax credits and abatements for redevelopments.
- Additional EPA Assessment, Cleanup, and RLF Grants –Assessment grants (\$400,000/grant), cleanup (\$200,000/grantee-owned site), and RLF (up to \$1 million)

### **3. Community Engagement and Partnerships**

**a. Community Involvement Communication Plan:** The Coalition understands the importance of community involvement in planning and recognizes successful engagement requires proactive communication. During formation of the Henry County Visioning Plan (CVP), feedback from community guided development of goals, which included addressing brownfield priority sites. The Coalition identified residents, property owners, local businesses, lenders and developers as stakeholders for the project. Stakeholders will be involved with assisting the Coalition with site selection for assessment, reuse planning and cleanup decisions. Following notice of an Assessment Grant award, the Coalition will announce the award and the availability of the draft Work Plan to the community through a press release to the New Castle Courier Times, the Chamber of Commerce newsletter, and by posting notices on the all of the Coalition members' websites. The Coalition will announce the award on local area radio stations (WMDH 1550 AM, WHHC 107.5 FM and WMDH 102.5 FM) to reach less literate residents and send notices to local business leaders. The Coalition will establish a Facebook and LinkedIn group for the grant to allow



community interaction during the project. The Coalition will include instructions on reaching these forums in all press releases and published information. Because of the low Hispanic population (1.4%) the Coalition does not anticipate the need to provide Spanish translations but will translate any communications or documents if requested. Hard copies of the draft Work Plan will be located at the Coalition members' offices and local public libraries for access by those without computer access or skills. The public will be able to provide comments verbally to the Coalition, by electronic postings, or in writing via email or letters. The comments will be discussed at public meetings held in each target community and at other locations across the Coalition area. The draft Work Plan will be modified in response to relevant comments. To ensure all residents are reached, notices of all upcoming meetings will be included with tax and water bills.

Following Work Plan approval, the Coalition will schedule kick-off meetings in each targeted community and other locations across the Coalition to acquaint the communities with the project and reaffirm the Site Assessment Goals. To ensure the targeted communities are engaged, the Coalition will utilize the IU student partnership to canvas the neighborhoods with the meeting announcements and to answer residents' questions. Kick-off meetings will be broadcast via a webinar for citizens who cannot attend. The Coalition will ask the public to identify brownfields they feel are impacting health and welfare, which will be added to the brownfields inventory. The meeting presentation materials and minutes will be posted on Facebook, LinkedIn, and Coalition member's websites with hard copies available at various locations as described above. As sites are selected, the Coalition will present the reasoning for selection at a public meeting and solicit feedback. The Coalition will use community comments, project viability, and compatibility with the Site Assessment Grant Goals as metrics to access grant funds. Monthly updates will be provided at public county and town commission meetings and the project team will attend community organization meetings to discuss projects/site assessments.

After completing an assessment, information will flow outward to the community, notifying local stakeholders of results, and explaining health and environmental impacts. Assessment results will be posted on the Coalition members' websites, Facebook, and LinkedIn with hard copies available as previously described. If health threats are identified, written notices will be sent to impacted citizens, and the Henry County Health Department will be contacted. When cleanup and/or redevelopment planning is initiated, explanations of plans and solicitation of comments on those plans, will be implemented. The project team will hold pre-scheduled open public monthly meetings for stakeholders (business and civic leaders, citizens groups, community partners, labor leaders and general concerned citizens) to solicit feedback on the assessment grant findings and a way to promote and improve project outcomes. At project close, the Coalition will hold a final public meeting to discuss the project outcomes. The presentation materials and minutes will be archived and placed on the Coalition member's websites, Facebook and LinkedIn with hard copies in local libraries and Coalition members' offices.

#### **b. Partnership with Government Agencies:**

*(i)* The Coalition will develop partnerships with local and state environmental/health agencies to ensure that the project is successful. The Henry County Health Department (HCHD) has been instrumental in community education programs related to septic systems, methamphetamine laboratories, lead poisoning, and groundwater protection. The HCHD provides blood lead testing to children and can provide groundwater testing. The experience of HCHD will be used to help identify/verify health risks posed by contamination; identify toxicological issues; perform risk evaluations; conduct notification/education programs; and coordinate health testing if contaminant migration is confirmed.

Since there is no local environmental oversight agency, the Coalition will establish a strong partnership with the Indiana Department of Environmental Management (IDEM) to ensure assessment, cleanup, and redevelopment of brownfields is conducted in compliance with the rules and guidance promulgated by the IDEM VRP (Indiana VCP) and/or IDEM UST program, as applicable. Partnering with IDEM and/or Indiana Brownfields Program (IBP) district and headquarters staff will be important for technical support, resolution of regulatory or procedural issues, and interpretation of rules and guidance documents. For petroleum-impacted sites, IDEM will be involved in the site eligibility determination prior to assessment. IDEM will review and approve Remediation Work Plans and Remediation Completion Reports for sites where response actions are completed. If contamination discovered through assessments potentially impacts the health of local populations, IDEM and the HCHD will be notified and brought in as project partners. The cleanup criteria established by IDEM under the Remediation Closure Guide (RCG) will be used to identify and address on-site health and environmental threats.



(ii) The Coalition will partner with the Indiana Economic Development Corporation (IEDC) to assist with site marketing and provide expertise in brownfield repurposing to create and retain jobs. The Coalition will consult with the Indiana Finance Authority Brownfields Sustainability Initiative to provide guidance and insight into successful sustainable brownfield projects.

**c. Community-based Organizations:** The Coalition identified the following organizations as project partners. The organizations' letters of support are included in Attachment D.

**Hope Initiative (Hope):** Located in New Castle, The Hope Initiative is a community organization with the mission "Ensuring that all of Henry County lives with Dignity" and promotes social, economic and environmental justice. Hope is active in each of the targeted communities tackling poverty projects, assisting local food pantries, improving education, and coordinating community clean-up days, to name a few. Hope will assist the Coalition with organizing citizens and their community partners. Through Hope's established community networks, public relations and existing programs and infrastructure, the Coalition will be able to leverage their ability to engage and reach citizens located in poor target communities.

**Friends of the Big Blue River - Henry County (FOBB):** FOBB was founded 13 years ago by a small group of concerned citizens and has fundamentally changed the Coalition's waterways. By promoting recreational waterway use and highlighting illegal dumping, FOBB has sponsored ever-growing and expanding river cleanups. FOBB organizes river cleanups and river excursions, conservation initiatives and water monitoring programs. The Coalition recognizes that no other group has more knowledge of specific brownfields that could be impacting the river ecosystems. Partnering with FOBB allows the Coalition to tap into their unique knowledge of these sensitive ecosystems and utilize the FOBB communication and volunteer networks.

**Healthy Communities of Henry County (HCHC):** HCHC mission is "Committed to Building a Healthier Community." HCHC is the driving force behind a county-wide trail system that will regionally connect multiple counties through the Cardinal Greenway. HCHC is a committed partner to the Coalition as a priority brownfield stands in the way of creating a multi-trail connector hub. HCHC also has a strong environmental education and awareness program in place that will allow the Coalition to build brownfield education programs upon an existing foundation. HCHC will also assist the Coalition in community outreach and will be an integral partner in incorporating recreational features and walkability in redevelopment planning.

**Indiana University East (IU):** IU will provide students/staff to conduct ground surveys of the county to identify/prioritize developable sites and provide other needed support (community health surveys and canvassing). Students will develop conceptual redevelopment designs.

**New Castle-Henry County Chamber of Commerce (Chamber):** The Chamber works to represent and promote county businesses and encourage business/industrial investment in the community. The Chamber will assist in identifying brownfields, support redevelopment planning, market brownfields, and inform businesses/developers of available grant funding.

**Henry County Habitat for Humanity (HCHH):** The HCHH works to provide safe, energy efficient, low-cost housing to disadvantaged citizens. HCHH can provide knowledge and advice on meeting the housing needs of the impoverished residents. The Coalition plans on partnering with the HCHH ReStore to recycle building materials during deconstruction (demolition) that can be resold to reduce landfill wastes and provide additional funding for HCHH's mission.

**4. Project Benefits:** The **Assessment Grant Goals** support growth that enhances the quality of life, creates economic vitality, preserves existing neighborhoods and eliminates environmental injustice. With an Assessment Grant, the Coalition will incentivize brownfield redevelopment in the targeted communities and support the micro communities unable to develop and manage their own brownfields programs.

**a. Health and/or Welfare and Environment Health:** Brownfield redevelopment will reduce contamination and limit inhalation, ingestion, and dermal exposures, protecting the health and welfare of residents. The health and welfare benefits associated with the priority sites are summarized below. Similar benefits are expected from redevelopment of other brownfields.



| Target Community       | Redevelopment Plan/Benefits   |
|------------------------|---|
| <b>Giboney</b>         | Hazardous building materials and chemicals will be identified and removed and the buildings will be demolished. Petroleum, chlorinated solvent and metal impacted soil/groundwater will be identified and remediated to limit vapor intrusion and inhalation concerns. Contaminated stormwater and groundwater will be eliminated; protecting Giboney Lake and the Big Blue River. The site will be redeveloped with mixed industrial/commercial/residential uses and the planned connecting trail hub.   |
| <b>East New Castle</b> | The magnitude and immediate exposure risks of the identified friable asbestos debris piles will be assessed and abated on the Firestone site. The extent of lead and other metals, volatile organic compounds (VOCs) and solvent-impacted soils and groundwater will be determined and exposure and vapor intrusion risks will be assessed. If needed, soil and groundwater cleanup will begin, and barrier systems installed to provide safe reuse as a high-tech manufacturing site and entranceway to a new high-tech manufacturing park. On the EGRI sites, waste/junk materials, UST, chemicals and hazardous building materials will be removed from multiple sites. The extent of impacted soil/groundwater will be identified and cleaned up at each site to address direct contact and vapor intrusion concerns for low-income residents. If needed, exposure barriers will be constructed to allow safe reuse of the sites as mixed-use commercial/residential areas, with one site being utilized as a "Food Hub" for local farmers to sell large quantities of local goods to commercial businesses. Contaminated stormwater/groundwater will be eliminated, protecting the Big Blue River. |
| <b>Mt. Summit</b>      | Hazardous building materials will be identified and abated, the soil, groundwater and lagoons will be assessed, and direct contact, vapor intrusion and drinking water exposure risks to adjoining residents evaluated. Exposure risks will be eliminated through remedial planning and cleanup. The extent of impact to soils and groundwater will be defined and, if necessary, barrier systems installed and soil and groundwater cleanup conducted to eliminate threats to Buck Creek surface waters. The site will be redeveloped for new industrial uses with a portion potentially utilized as a manufacturing incubator.  |
| <b>Middletown</b>      | Hazardous materials will be identified, characterized and disposed. USTs will be removed. The full extent of impacted soil/groundwater will be determined. If needed, groundwater cleanup will begin to protect discharges/migration to the adjoining Fall Creek, and ingestion and inhalation exposure hazards, from vapor intrusion and airborne particulates, to the adjoining residences, preschool, park users and commercial buildings will be evaluated and eliminated. The buildings will be reused as new commercial enterprises.  |

Redevelopment of these brownfields epitomizes the equitable development principles of utilizing new investment in economically disadvantaged neighborhoods to directly benefit residents. Because this work will be completed on existing industrial sites, residents will reap the benefits without being displaced. These outcomes coincide with the Livability Principles<sup>1</sup> of increasing economic competitiveness, leveraging federal investment, valuing and supporting community and neighborhoods. The redevelopment of brownfields will limit nonpoint pollution sources and discharges to improve water/sediment quality in the river ecosystems, reducing contaminants, improving aquatic life and increasing recreational opportunities.

Assessment Grant operating procedures will ensure that the community is protected from contaminants during assessment work. A Health and Safety Plan (HASP) will be completed for each site where intrusive sampling will occur, and access to the site will be controlled during the assessment. When subsurface or building material samples are collected, the release of particulates/vapors will be monitored and controlled through use of engineering controls and specialized work practices. Decontamination/purge water will be containerized on-site and appropriately disposed. The Coalition will use the assessment data to determine how to protect the community prior to, during and after redevelopment activities.

<sup>1</sup> Principles adopted by the partnership between the U.S. EPA, United States Department of Transportation, and United States Department of Housing and Urban Development to promote smart growth.





**b. Environmental Benefits from Infrastructure Reuse/Sustainable Reuse:**

(i) Sustainable development principles including focusing development on existing cities, matching land uses to available infrastructure, and protecting natural resources and greenspace are woven into the CVPs. Because brownfields in the Coalition are abandoned manufacturing buildings located in urban areas served by existing infrastructure, the reuse of these sites epitomizes sustainable redevelopment. The Coalition will only provide Assessment Grant funds and other local programs for projects where necessary infrastructure exists or can be upgraded at a reasonable cost. By incentivizing brownfield redevelopment in this fashion, the Coalition will direct development into areas with existing infrastructure, limiting expenditures on utility extensions, reducing the use of construction materials and air emissions from construction. The Coalition will be involved in brownfield redevelopments and will encourage/require the use of green site investigation (e.g., in-situ data loggers, direct-push drilling, and solar-powered equipment and charging systems,) and remediation techniques (e.g., idling reduction plans for equipment, diesel vehicle retrofit technologies) during site cleanup and redevelopment. The Coalition will encourage incorporating innovative stormwater management techniques (rain gardens, bioswales, etc.), and other sustainable design approaches, such as demolition and construction materials recycling, and use of building materials with low-volatility into brownfields redevelopments. The Coalition is committed to implementing these policies and is currently engaged in a massive sustainability energy/resource reduction program. When existing buildings must be removed, the Coalition will encourage deconstruction, rather than conventional demolition, and will utilize the HCHH ReStore as one method to help ensure building components are recycled. For brownfield redevelopment projects, the Coalition will encourage the installation of energy efficient heating/cooling and lighting systems, resulting in reduced resource use and operating costs, and encourage developments to pursue certification through the Leadership in Energy and Environmental Design (LEED) program. These sustainable approaches will help reuse existing resources, reduce fossil fuel, energy use, emissions and waste generation during redevelopment.

(ii). Each of the planned redevelopment projects in the targeted communities discussed in this application meet no less than two of the criteria that define the EPA's Livability Principles, sustainable and equitable cleanup and reuse approaches, sustainable development and equitable development. The Coalition has experience incorporating sustainable development with brownfields, converting a former railroad depot into a renowned arts park and cultural center, located adjacent to the East New Castle target area. The design created greenspace in the city and incorporated sustainable development designs; from green building design, promoted walkability (connectivity of trails) and on-site stormwater management to name a few.

**c. Economic or Non-economic Benefits:**

(i) Brownfield redevelopment will create jobs, increase tax bases, and preserve/enhance greenspace, all which meet the Coalition's **Assessment Grant Goals**. The Coalition believes increased manufacturing, retail, and recreational options spurred by brownfields redevelopment will improve living conditions, attract new development, maintain the vibrancy of commercial districts and prevent generation of new brownfields. Expanded commercial districts will improve the tax bases within the Coalition and diversify the communities' work forces, rendering them less vulnerable to economic swings. These outcomes coincide with the guiding Livability Principles of valuing/supporting community neighborhoods and increasing economic competitiveness. In addition to increasing the tax bases, redevelopment in the target communities will have the following economic benefits:

**Giboney:** Redevelopment calls for a mixed use commercial manufacturing, and low to moderate income residential development with an estimated investment of over \$10 million and creation of upward of 250 jobs. The development will also enable the network of trails under construction to be connected to the Coalition's major cultural center/park. Anticipated cleanup costs are \$600,000 and an expenditure of approximately \$90,000 of assessment grant funds. The total grant leverage (investment and cleanup costs compared to assessment grant) will be 115:1.

**East New Castle:** The Firestone site as is currently preventing development of the new high-tech manufacturing business park due to the current environmental conditions. Redevelopment of the Firestone property will result in an estimated investment of \$5 million (including cleanup costs) and adding 80-100 new jobs. Redevelopment of the Firestone property will allow the adjoining hi-tech manufacturing park, leveraging an additional investment estimated to be over \$20 million (including cleanup costs) with over 300 new high-paying jobs within walking distance to the poorest neighborhoods of New Castle. Anticipated required assessment grant funding is \$75,000. Redevelopment of the EGRI corridor will be required to



save and rejuvenate the New Castle's eastside neighborhoods. Initial redevelopment plans call for catalyst redevelopment of at least two sites for mixed-use commercial and light industrial properties and a unique community "Food Hub," providing jobs within walking distance to the poorest residents in the Coalition and helping to diminish the urban food desert syndrome by providing access to fresh foods. When complete, the total planned investment is expected to exceed \$3 million (including cleanup costs) adding an estimated 150 new jobs. \$160,000 of the assessment grant funds is planned with a total grant leverage of 120:1.

**Mt. Summit:** Redevelopment of the site as a new manufacturing facility will result in an investment of over \$2 million and create an estimated 100 new jobs. Cleanup costs are estimated to be \$250,000 and require \$50,000 of assessment funds. Total grant leverage 45:1.

**Middletown:** Redevelopment of this site with a new commercial business will create an estimated investment of over \$200,000 (includes cleanup costs) and will create approximately 5 new jobs. Assessment costs of \$20,000 will result in a grant leverage of 10:1.

The redevelopment of priority brownfields will also result in creation of additional greenspace. All of the new planned redevelopment projects will include open and accessible spaces and will promote the use of pedestrian/ bike paths, with the Allegheny Ludlum property (Giboney Targeted Community) being a critical intersection hub allowing connection of the Coalition's communities to each other via trails/paths and will allow Giboney Lake to be accessible and put into recreational use. In addition redevelopment of the EGRI will allow for greenspace and trail creation as part of redevelopment plans. The Coalition has demographics shifting towards an older population and, with the economic downturn, residents are turning to community parks as an inexpensive family activity. These changes require a shift towards accessible trail and park systems that offer family-friendly opportunities. Working with Healthy Communities of Henry County, the Coalition will build healthy infrastructure into redevelopment plans to reverse the 146% rise of adult obesity and 120% increase in sedentary lifestyle that was reported between 2004 and 2009 (Henry County Community Health Assessment, 2010). Also parks and urban greenspace along the waterways act as environmental and floodway buffers, keeping industry from infringing on sensitive ecosystems. Assessment of brownfields along the rivers will facilitate the Coalition's acquisition of the needed lands.

(ii) There are no EPA Environmental Workforce Development/Job Training programs in the County. The Coalition will reach out to organizations in Indianapolis (40 miles west) to determine if program graduates are available and will use the local workforce board (WorkOne), Ivy Tech Community College and IU East to promote local hiring for brownfield redevelopment activities. The Coalition will use its connection with IU East (Section 3.c) to link Coalition residents to the required education and training necessary to secure employment in the environmental field. By using area students to inventory brownfields, the Coalition will provide students with work experience and spur interest in brownfield redevelopment careers and will require their environmental consultant to present interactive summaries of Phase I and II ESAs.

## **5. Programmatic Capability and Past Performance:**

**a. Programmatic Capability:** The Coalition is ready to implement an Assessment Grant and will request to begin community outreach activities prior to Cooperative Agreement approval. The project team will include representatives from Henry County, the City of New Castle, Middletown and an environmental consultant. The Coalition representatives will initially be responsible for developing the Memorandum of Agreement (MOA) between the Coalition partners, a framework which has already been discussed. The Coalition representatives will also determine which sites will be assessed with grant funds following the MOA guidelines. The experience and qualifications of the key project team members are discussed below:

Mr. Corey Murphy will serve as project director. Mr. Murphy has been President of New Castle Henry County Economic Development Corporation (EDC) since January of 2013. Previously, Mr. Murphy led the Economic Development Partners of Jefferson County, Indiana, where he oversaw three Economic Development Plan updates, leveraged \$5 million in external investment for infrastructure projects with local matching TIF funds, restarted a dormant revolving loan fund and created an employee training grant program. Mr. Murphy will be oversee all aspects of the grant management process, run outreach and grant meetings, and work with the targeted communities and stakeholders on redevelopment projects. Mr. Murphy will be responsible to ensure all programmatic responsibilities of the Coalition are being met.

Henry County and the EDC staff will support Mr. Murphy with implementing the grant funds. Ms. Penny York, Special Projects at EDC, whose position is funded by Henry County will work in a support role to Mr.



Murphy. Ms. York will attend outreach and project meetings and is familiar with the Assessment Grant Goals. Additionally, Ms. York has administered grants through the State of Indiana and the Department of Energy. Being closely involved with the grant operations, Ms. York can immediately step in as the replacement project director in case of loss of Mr. Murphy. Ms. York and the environmental consultant will be responsible for continued operations, and training of a new project director. The County's Auditor will provide financial tracking and documentation to meet grant reporting requirements and the County attorney will assist the Coalition and potential developers with liability management issues.

The Coalition will retain a competent environmental consultant to assist in managing and tracking activities funded by the Assessment Grants and conducting ESAs using a Qualifications-Based Selection Process that complies with the applicable federal procurement regulations (40 CFR §31.36). The consultant will be experienced in EPA Assessment Grant management and extensive experience with, the Indiana Voluntary Remediation Program (VRP), successfully managed at least five EPA Assessment Grants projects, and three successful brownfields redevelopment projects leveraging multiple brownfields financing incentives.

The EDC works to encourage new and existing businesses in the Coalition area and provides access to real estate to support economic growth. The EDC will market brownfields and assist developers with site selection, and promote brownfield incentives.

**b. Audit Findings:** The Coalition has not received adverse audit findings from an OMB Circular A-133 audit or an audit conducted by a federal, state, tribal, or local government inspector or similar organization.

**c. Past Performance:** The Coalition members have not been a previous recipient of an EPA Brownfields Assessment Grant. However the County, the lead applicant, has extensive experience managing federal and non-federal assistance agreements; Examples are listed below:

| Grant  | Amount    | Purpose  | Outcome  | Measurement Success  |
|--|-----------|--|--|--|
| Federal Aviation Association –Airport Improvements (2 Grants)  | \$459,000 | Acquire land expand airport runway to 5000 feet  | Land purchased and runway is in process of completion  | Completed project and increased economic development with companies that require longer runway   |
| US Department of Justice – Rural Law Enforcement/Drug Task Force/Proactive Criminal Enforcement Team (4 Grants)    | \$178,551 | Increase public safety through the addition of public safety officers and programs   | Drug Task Force- additional officers and financial resources to investigate drug dealers. Proactive enforcement team added officer on I-70 for drug trafficking Rural enforcement added jail correction officers | Increased drug arrests and convictions<br>Officer on I-70 is self-sustaining through seizures<br>Reduction in incidents at jail between inmates and officers |
| Indiana Department of Transportation National Road Heritage, Cumulative Bridge, Safety Belt Enforcement (3 Grants) | \$39,215  | Property acquisition of 9 parcels to construct 2.5 mile trail connecting multiple trails. Safety Belt Enforcement- overtime for Merit Deputies | Properties acquired for trail; Safety belt enforcement program instituted  | Trails constructed and enhancing recreational opportunities, increased safety belt use resulted in less serious injuries from motorists not wearing belts    |

The County complied with funds disbursement requirements, financial tracking, reporting requirements, submitting technical documents, documenting project progress, and auditing requirements for the listed grants. The County has the procedural knowledge to successfully disburse Assessment Grant funds and track Assessment Grant expenditures.



## **ATTACHMENT A**

### **THRESHOLD DOCUMENTATION AND LETTERS OF COMMITMENT FROM COALITION MEMBERS**



## THRESHOLD CRITERIA

### FY 2014 U.S. EPA BROWNFIELDS HAZARDOUS SUBSTANCES AND PETROLEUM ASSESSMENT GRANT APPLICATION

Submitted By: Henry County, City of New Castle, Town of Middletown, Indiana

## THRESHOLD CRITERIA

1. **Applicant Eligibility:** Henry County, the Town of Middletown, and the City of New Castle have formed a coalition (the Coalition) to apply for a Hazardous Substances and Petroleum Assessment Grant. These municipalities are General Purpose Units of Local Government in the State of Indiana. Henry County will be the grant recipient and serve as the lead community for the Coalition. Letters of commitment from Coalition members are included in Attachment A.
2. **Letter from the State or Tribal Environmental Authority:** A letter from the Indiana Department of Environmental Management (IDEM) is included in Attachment B.
3. **Community Involvement:** The Coalition understands the importance of community involvement in planning and recognizes successful engagement requires proactive communication. . During formation of the Henry County Visioning Plan (CVP), feedback from community guided development of goals, which included addressing brownfield priority sites. The Coalition identified residents, property owners, local businesses, lenders and developers as stakeholders for the project. Stakeholders will be involved with assisting the Coalition with site selection for assessment, reuse planning and cleanup decisions. Following notice of an Assessment Grant award, the Coalition will announce the award and the availability of the draft Work Plan to the community through a press release to the New Castle Courier Times, the Chamber of Commerce newsletter, and by posting notices on the all of the Coalition members' websites. The Coalition will announce the award on local area radio stations (WMDH 1550 AM, WHHC 107.5 FM and WMDH 102.5 FM) to reach less literate residents and send notices to local business leaders. The Coalition will establish a Facebook and LinkedIn group for the grant to allow community interaction during the project. The Coalition will include instructions on reaching these forums in all press releases and published information. Because of the low Hispanic population (1.4%) the Coalition does not anticipate the need to provide Spanish translations but will translate any communications or documents if requested. Hard copies of the draft Work Plan will be located at the Coalition members' offices and local public libraries for access by those without computer access or skills. The public will be able to provide comments verbally to the Coalition, by electronic postings, or in writing via email or letters. The comments will be discussed at public meetings held in each target community and at other locations across the Coalition area. The draft Work Plan will be modified in response to relevant comments. To ensure all residents are reached, notices of all upcoming meetings will be included with tax and water bills.

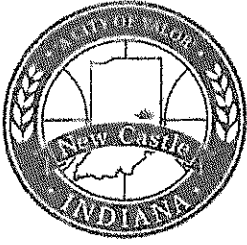
Following Work Plan approval, the Coalition will schedule kick-off meetings in each targeted community and other locations across the Coalition to acquaint the communities with the project and reaffirm the Site Assessment Goals. To ensure the targeted communities are engaged, the Coalition will utilize the IU student partnership to canvas the neighborhoods with the meeting announcements and to answer residents' questions. Kick-off meetings will be broadcast via a webinar for citizens who cannot attend. The Coalition will ask the public to identify brownfields they feel are impacting health and welfare, which will be added to the brownfields inventory. The meeting presentation materials and minutes will be posted on Facebook, LinkedIn, and Coalition member's websites with hard copies available at various locations as described above. As sites are selected, the Coalition will present the reasoning for selection at a public meeting and solicit feedback. The Coalition will use community comments, project viability, and compatibility with the Site Assessment Grant Goals as metrics to access grant funds.

Monthly updates will be provided at public county and town commission meetings and the project team will attend community organization meetings to discuss projects/site assessments.

After completing an assessment, information will flow outward to the community, notifying local stakeholders of results, and explaining health and environmental impacts. Assessment results will be posted on the Coalition members' websites, Facebook, and LinkedIn with hard copies available as previously described. If health threats are identified, written notices will be sent to impacted citizens, and the Henry County Health Department will be contacted. When cleanup and/or redevelopment planning is initiated, explanations of plans and solicitation of comments on those plans, will be implemented. The project team will hold pre-scheduled open public monthly meetings for stakeholders (business and civic leaders, citizens groups, community partners, labor leaders and general concerned citizens) to solicit feedback on the assessment grant findings and a way to promote and improve project outcomes. At project close, the Coalition will hold a final public meeting to discuss the project outcomes. The presentation materials and minutes will be archived and placed on the Coalition member's websites, Facebook and LinkedIn with hard copies in local libraries and Coalition members' offices.

4. **Site Eligibility and Property Ownership Eligibility:** This application is for a community-wide Coalition Brownfields Assessment Grant. Consequently, site eligibility and property ownership eligibility criteria are not applicable.





# *City of New Castle, Indiana*

Greg York, Mayor

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January 20, 2014

Mr. Corey Murphy  
New Castle Henry County EDC  
100 South Main Street, Suite 203  
New Castle, Indiana 47362

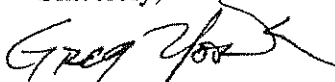
Re: FY2014 U.S.EPA Brownfields Assessment Grant Coalition

Dear Mr. Murphy:

The City of New Castle acknowledges membership in the coalition; comprised of Henry County and the Town of Middletown (the Coalition), constituted for the purpose of applying for a U.S. Environmental Protection Agency Brownfields Assessment Grant to help foster badly needed brownfields redevelopment in the Coalition communities. The City of New Castle is a General Purpose Unit of Local Government in the State of Indiana. The City of New Castle understands the Coalition is applying for a \$400,000 U.S. EPA Brownfields Hazardous Substances Assessment Grant and a \$200,000 U.S. EPA Brownfields Petroleum Assessment Grant, and Henry County will serve as the lead coalition member and grant recipient/administrator. Upon award of the grant, the City of New Castle understands the Coalition members will be required to develop a binding Memorandum of Agreement to document the site selection process, allocation of funds, and programmatic mechanisms for implementing the grant project.

The City of New Castle fully supports the Coalition, and looks forward to using the grant funds to revitalize brownfields for mutual benefit of the Coalition communities.

Sincerely,

  
Greg York  
Mayor of New Castle

Town of Middletown  
Middletown Town Council  
653 Locust Street Middletown Indiana 47356  
Ph: 765-354-2268 Fax: 765-354-3068

January 20, 2014

Mr. Corey Murphy  
New Castle Henry County EDC  
100 South Main Street, Suite 203  
New Castle, Indiana 47362

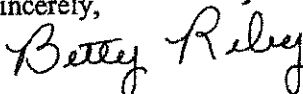
Re: FY2014 U.S.EPA Brownfields Assessment Grant Coalition

Dear Mr. Murphy:

The Town of Middletown acknowledges membership in the coalition; comprised of Henry County and the City of New Castle (the Coalition), constituted for the purpose of applying for a U.S. Environmental Protection Agency Brownfields Assessment Grant to help foster badly needed brownfields redevelopment in the Coalition communities. Middletown is a General Purpose Unit of Local Government in the State of Indiana. The Town of Middletown understands the Coalition is applying for a \$400,000 U.S. EPA Brownfields Hazardous Substances Assessment Grant and a \$200,000 U.S. EPA Brownfields Petroleum Assessment Grant, and Henry County will serve as the lead coalition member and grant recipient/administrator. Upon award of the grant, the Town of Middletown understands the Coalition members will be required to develop a binding Memorandum of Agreement to document the site selection process, allocation of funds, and programmatic mechanisms for implementing the grant project.

The Town of Middletown fully supports the Coalition, and looks forward to using the grant funds to revitalize brownfields for mutual benefit of the Coalition communities.

Sincerely,



Ms. Betty Riley  
Council President  
Town of Middletown

**ATTACHMENT B**

**LETTER FROM STATE AUTHORITY**





## INDIANA DEPARTMENT OF ENVIRONMENTAL MANAGEMENT

*We Protect Hoosiers and Our Environment.*

100 N. Senate Avenue • Indianapolis, IN 46204

(800) 451-6027 • (317) 232-8603 • [www.idem.IN.gov](http://www.idem.IN.gov)



Michael R. Pence  
Governor

Thomas W. Easterly  
Commissioner

January 22, 2014

Mr. Corey Murphy  
President & CEO  
New Castle-Henry County Economic Development Corporation  
100 S. Main Street  
New Castle, Indiana 47362

Re: U.S. EPA Brownfields Grant Proposal  
Acknowledgement Letter  
Coalition Assessment  
Hazardous Substances and Petroleum  
Henry County-New Castle-Middleton  
Coalition  
Henry County, Indiana

Dear Mr. Murphy:

This letter is provided in support of the Henry County Coalition consisting of Henry County, the City of New Castle, and the Town of Middletown (Coalition) proposal to the U.S. Environmental Protection Agency (U.S. EPA) for Brownfields Assessment Grant funding. The Indiana Department of Environmental Management (IDEM) acknowledges that Henry County, as the lead applicant, is requesting \$600,000 (\$400,000 for hazardous substances and \$200,000 for petroleum) to perform Phase I and Phase II Environmental Site Assessments (ESAs) of priority brownfield sites, and, as applicable, cleanup and redevelopment planning activities (e.g., Remediation Work Plans) for these priority brownfields. IDEM understands that the Coalition also plans to conduct community outreach activities (i.e., coordinating and conducting meetings with stakeholders and the general public) to inform the Coalition residents of the availability of the grant funds as well as the progress of the grant-funded projects.

IDEM believes that the Coalition has demonstrated its commitment to redeveloping brownfields by its members taking advantage of financial and/or technical assistance offered by the Indiana Brownfields Program in the past. This Assessment grant funding will help the Coalition continue its efforts to address brownfields within the Coalition member communities. Should an opportunity arise for the Coalition to need/pursue liability clarification or cleanup at any of the sites investigated with this grant funding, IDEM realizes that the Coalition is committed to working with the Indiana Brownfields Program and/or the IDEM Voluntary Remediation Program.



A State that Works

U.S. EPA Brownfields Grant Proposal 2014  
Acknowledgment Letter  
Page 2

Based on the information submitted, IDEM considers the Coalition an excellent candidate to receive U.S. EPA grant funding to continue its brownfield redevelopment efforts, which support Indiana's brownfield initiative. IDEM looks forward to continuing its partnership with the Coalition. For further assistance, please contact Michele Oertel of the Indiana Brownfields Program toll free at (800) 451-6027, ext. 4-0235, or directly at (317) 234-0235 or at [moertel@ifa.in.gov](mailto:moertel@ifa.in.gov).

Sincerely,



Bruce A. Oertel, Chief  
Remediation Services Branch  
Office of Land Quality

BAO/mmo

cc: *(via electronic transmission)*  
Linda Mangrum, U.S. EPA Region 5  
Kelley Moore, U.S. EPA Region 5  
Debbie Sherwood, SME

**ATTACHMENT C**

**COMMITMENT LETTERS FOR LEVERAGING**







January 20, 2014

**INDIANA UNIVERSITY  
EAST**

Mr. Corey Murphy

New Castle Henry County EDC

100 South Main Street, Suite 203

New Castle, Indiana 47362

SCHOOL OF NATURAL SCIENCE  
AND MATHEMATICS

RE: FY 2014 U.S. EPA Brownfields Assessment Grant  
Community Organization and Leveraging Support  
Henry County, Indiana

Dear Mr. Murphy:

Indiana University East (IUE) understands that the Henry County Coalition (the Coalition) is applying for a U.S. Environmental Protection Agency (EPA) Brownfields Assessment Grant. As part of the grant application, IUE understands that the Coalition must secure local community organization support and leverage additional funds/resources to support the grant project. IUE believes that the grant project will greatly benefit community and would like to offer its support for the project.

IUE offers undergraduate programs from our campus located from our New Castle campus. It is the mission of IUE to enhance the lives of the residents of eastern Indiana through our academic programs, our organizations, and through community engagement. Graduates of IUE find employment in business and industry in the Coalition area.

IUE believes that the Coalition grant project offers a perfect opportunity for the university to both support nearby communities and provide its students with a real-life experience in the environmental field. Students and staff from IU's Geology and Environmental Science can partner with the Coalition's consultant to conduct ground surveys of the Coalition to identify and prioritize developable sites and provide other support as needed (community and health surveys, etc.). The students will present their findings to the Coalition to support the grant project and to their respective IUE professors/advisors to support their educational advancement. IUE anticipates that up to 20 students could participate in the grant project and dedicate between 40 and 50 hours each to the project over a the three year grant period.

IUE supports the Coalition as it seeks an Assessment Grant, and looks forward to working with the Coalition as it identifies and prioritizes the brownfields that are adversely impacting our community.

Sincerely,

  
Neil Sabine



# HENRY COUNTY REDEVELOPMENT COMMISSION

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January 20, 2014

Mr. Corey Murphy  
New Castle Henry County EDC  
100 South Main Street, Suite 203  
New Castle, Indiana 47362

Dear Mr. Murphy,

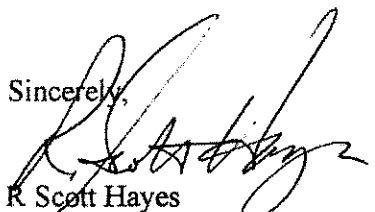
The Henry County Tax Increment Finance (TIF) Redevelopment Commission is pleased to support Henry County Coalitions' application for two FY2014 U.S. EPA Brownfields Assessment Grants (\$400,000 for Hazardous and \$200,000 for Petroleum Substances). The Redevelopment Commission is providing this letter as documentation of our commitment to provide leveraged funding to support the Coalition's Grant Project.

The Commission operates a Tax Increment Financing (TIF) District in Henry County. The TIF helps the community recapture tax dollars on new investment and creates funds to support the actual redevelopment of brownfield sites, among other projects in Henry County in a manner that leads to increased development and quality of life.

The Henry County Redevelopment Commission will provide a match of \$15,000 to support costs related to demolition and clean-up at brownfield sites after the assessment work is completed with this grant on eligible projects.

The Henry County Redevelopment Commission is committed to supporting the Coalition's Assessment Grant Project with our funding and overwhelming support.

Sincerely,



R. Scott Hayes  
Henry County RDC President



100 S. Main Street, Suite 203  
New Castle, IN 47362  
Phone: (765) 521.7402  
Fax: (765) 521.7404  
Website: [www.nchcedc.org](http://www.nchcedc.org)  
Email: [info@nchcedc.org](mailto:info@nchcedc.org)

January 2, 2014

Mr. Corey Murphy  
New Castle Henry County EDC  
100 South Main Street, Suite 203  
New Castle, Indiana 47362

RE: Leveraged Funding from New Castle Henry County EDC  
FY2014 U.S. EPA Brownfields Assessment Grants  
Henry County, Indiana

To The Environmental Protection Agency,

The New Castle Henry County EDC (NCHCEDC) is providing this letter as documentation of our commitment to provide in-kind local staff resources to support implementation of two FY2014 U.S. EPA Brownfields Assessment Grants (\$400,000 for Hazardous Substances and \$200,000 for Petroleum Substance). Specifically, the NCHCEDC will provide up to 720 hours of staff time for community outreach, preparation of press releases, working with our community organization partners to ensure outreach and maintaining communications and documents on social media, websites and ensuring hard copies of information and documents are available at local government offices and public libraries. The value of these in-kind services is \$25,250 (720 hours @ \$36.45/hour). The NCHCEDC board of directors approved this commitment on April 11, 2013.

Very truly yours,

Darrin Jacobs  
Chairman of the Board of Directors  
New Castle Henry County Economic Development



**HENRY COUNTY  
COMMISSIONERS**  
HENRY COUNTY COURTHOUSE  
101 SOUTH MAIN STREET  
NEW CASTLE, INDIANA 47362  
PHONE 765-529-4705 FAX 765-521-7037

January 20, 2014

Mr. Corey Murphy  
New Castle Henry County EDC  
100 South Main Street, Suite 203  
New Castle, Indiana 47362

RE: Leveraged Funding from Henry County  
FY2014 U.S. EPA Brownfields Assessment Grants  
Henry County, Indiana

Dear Mr. Murphy,

Henry County is providing this letter as documentation of our commitment to provide in-kind local staff resources to support implementation of two FY2014 U.S. EPA Brownfields Assessment Grants (\$400,000 for Hazardous Substances and \$200,000 for Petroleum Substance). Specifically, Henry County will provide equipment and labor to provide access and brush and debris clearing to enable the consultant to perform assessments on sites within Henry County. The value of these in-kind services is estimated to be \$15,000 (up to 10 @ \$1,500 per day.)

Very truly yours,

  
President  
Henry County Commissioners

**ATTACHMENT D**

**LETTERS FROM COMMUNITY-BASED ORGANIZATIONS**



Printed on recycled paper



**January 20, 2014**

**Mr. Corey Murphy, Executive Director  
New Castle Henry County EDC  
100 South Main Street, Suite 203  
New Castle, Indiana 47362**

**Re: Letter of Support**

**FY2014 U.S.EPA Brownfields Assessment Grants**

**Henry County Coalition, Indiana**

**Dear Mr. Murphy:**

**The HOPE Initiative fully and enthusiastically supports being a community partner with the Henry County Coalition for the purpose of assisting with the implementation of a U.S. EPA Brownfields Assessment Grant. The Hope Initiative mission is to “ensure that all of Henry County lives with dignity.” We have long been concerned with the environmental justice issues created with our existing brownfields that are located in our poorest neighborhoods. These brownfields represent both health and socioeconomic threats to our most vulnerable citizens. We are excited that this grant will help the Coalition start to tackle some of our biggest threats!**

**The Hope Initiative will work with the Coalition by assisting with public outreach and communication to our poorest residents and provide coordination between other community organizations.**

**We are pleased with our successes in energizing our community into action, and we are excited to help you with this grant project. Thank you for your efforts on behalf of Henry County citizens.**

**Sincerely,**

***Cathy Hamilton***

**Dr. Cathy Hamilton, Co-Director and HOPE Initiative Board Member  
The Hope Initiative**



# FRIENDS OF THE BIG BLUE RIVER

January 2, 2014

Mr. Corey Murphy  
New Castle Henry County EDC  
100 South Main Street, Suite 203  
New Castle, Indiana 47362

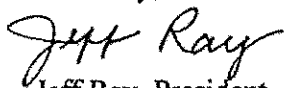
Re: Letter of Support  
FY2014 U.S.EPA Brownfields Assessment Grants  
Henry County Coalition, Indiana

Dear Mr. Murphy:

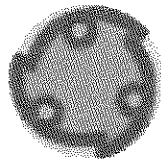
The Friends of the Big Blue River (FOBB) is proud to be a community partner with the Henry County Coalition for the purpose of assisting with the implementation of a U.S. EPA Brownfields Assessment Grant. FOBB is a citizen group dedicated to improving the health and beauty of the Big Blue River and other waterways of Henry County. We are aware and concerned with the long-term damage brownfields and illegal dumping is doing to our sensitive ecosystems, not to mention these eyesores are a constant distraction from the natural beauty our rivers and streams should and could represent.

The FOBB will work with the Coalition to identify potential brownfields that might be impacting the river ecosystems and will ensure that redevelopments include sustainable elements that are protective of our waterways. We will also act as a conduit for the Coalition to outreach to our network of concerned citizens and groups. We strongly support your application for the grant as we understand the damage that is being done to our sensitive ecosystems from past industrial practices.

Sincerely,



Jeff Ray, President  
Friends of the Big Blue River



Healthy  
Communities  
of Henry County

January 2, 2014

Mr. Corey Murphy  
New Castle Henry County EDC  
100 South Main Street, Suite 203  
New Castle, Indiana 47362

Re: Letter of Support  
FY2014 U.S.EPA Brownfields Assessment Grants  
Henry County Coalition, Indiana

Dear Mr. Murphy:

Healthy Communities of Henry County (HCHC) is excited to be a community partner with the Henry County Coalition for the purpose of assisting with the implementation of a U.S. EPA Brownfields Assessment Grant. HCHC strives to engage people of all ages and walks of life to become involved physically, mentally, socially, economically and environmentally in improving the quality of life in our community and we are an advocate for environmental health through education. As you are aware some of our largest brownfields are creating obstacles to completing our proposed trail network. HCHC's roll in the grant project will be to assist the Coalition in public outreach to our members and other groups committed to improving our health and environment and assisting the coalition of incorporating walkability aspects into redevelopment planning. We strongly support your application for the grant as we understand the damage that is being done to our sensitive ecosystems from past industrial practices.

HCHC fully supports the Henry County Coalition, and looks forward to assisting with revitalizing brownfields for the benefit of the community.

Sincerely,

Jeff Ray, Director  
Healthy Communities of Henry County



January 20, 2014

**INDIANA UNIVERSITY  
EAST**

Mr. Corey Murphy

New Castle Henry County EDC

100 South Main Street, Suite 203

New Castle, Indiana 47362

SCHOOL OF NATURAL SCIENCE  
AND MATHEMATICS

RE: FY 2014 U.S. EPA Brownfields Assessment Grant  
Community Organization and Leveraging Support  
Henry County, Indiana

Dear Mr. Murphy:

Indiana University East (IUE) understands that the Henry County Coalition (the Coalition) is applying for a U.S. Environmental Protection Agency (EPA) Brownfields Assessment Grant. As part of the grant application, IUE understands that the Coalition must secure local community organization support and leverage additional funds/resources to support the grant project. IUE believes that the grant project will greatly benefit community and would like to offer its support for the project.

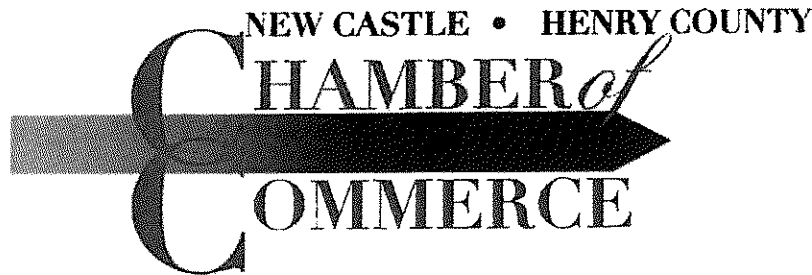
IUE offers undergraduate programs from our campus located from our New Castle campus. It is the mission of IUE to enhance the lives of the residents of eastern Indiana through our academic programs, our organizations, and through community engagement. Graduates of IUE find employment in business and industry in the Coalition area.

IUE believes that the Coalition grant project offers a perfect opportunity for the university to both support nearby communities and provide its students with a real-life experience in the environmental field. Students and staff from IU's Geology and Environmental Science can partner with the Coalition's consultant to conduct ground surveys of the Coalition to identify and prioritize developable sites and provide other support as needed (community and health surveys, etc.). The students will present their findings to the Coalition to support the grant project and to their respective IUE professors/advisors to support their educational advancement. IUE anticipates that up to 20 students could participate in the grant project and dedicate between 40 and 50 hours each to the project over a the three year grant period.

IUE supports the Coalition as it seeks an Assessment Grant, and looks forward to working with the Coalition as it identifies and prioritizes the brownfields that are adversely impacting our community.

Sincerely,

Neil Sabine



100 South Main Street, New Castle, Indiana 47362 • 765.529.5210

January 8, 2014

Mr. Corey Murphy  
New Castle Henry County EDC  
100 South Main Street, Suite 203  
New Castle, Indiana 47362

RE: Community Support for U.S. EPA Brownfields Assessment Grants  
New Castle Henry County Coalition

Dear Mr. Murphy:

The New Castle Henry County Chamber of Commerce (NCHCCOC) is pleased to support your application for two FY2014 U.S. Environmental Protection Agency (U.S. EPA) Brownfields Assessment Grants to assess and promote redevelopment of brownfield sites located within Henry County.

As you know, the NCHCCOC is a community resource that assists and strengthens local businesses by providing advertising and networking opportunities, as well as hosting educational seminars. NCHCCOC's role in the Assessment Grant Project will consist of coordinating with local governmental units, hosting community economic development forums, advertising the grant program, and helping entrepreneurs in accessing and utilizing the grant funds. Many of our members have specific business expertise and knowledge which can assist the Coalition in our communities' redevelopment efforts.

The NCHCCOC is committed to improving regional economic conditions, and will provide its resources to support the Henry County Coalition's Huntington's brownfield redevelopment efforts.

Sincerely,

Mr. Kevin Brown, President  
New Castle Henry County Chamber of Commerce

January 17, 2014

Mr. Corey Murphy  
New Castle Henry County EDC  
100 South Main Street, Suite 203  
New Castle, Indiana 47362



RE: Community Support for U.S. EPA Brownfields Assessment Grants  
Henry County, Indiana

Dear Mr. Murphy:

Raintree Habitat for Humanity of Henry County (HHHC) is pleased to support your application for two FY2012 U.S. Environmental Protection Agency (U.S. EPA) Brownfields Assessment Grants to assess and promote redevelopment of brownfield sites located within Henry County.

As you know, the HHHC is a community resource that assists and strengthens the lives of our poor by providing safe and affordable housing alternatives. HHHC works with business and community leaders to strengthen our community by rebuilding our neighborhoods. The HHHC's role in the Assessment Grant Project will consist of assisting you in community outreach about the grant program to our clients and partners and providing our input into the housing needs of the poor and needy in our community during redevelopment planning of brownfields. In addition, we are excited that our ReStore could benefit from building materials and office furniture that can be resold to further our cause and reduce the amount of materials that would need to go to a landfill as demolition waste. We look forward to being a partner in your redevelopment efforts.

The HHHC is committed to improving the lives of our residents, and will provide its resources to support the City of Huntington's brownfield redevelopment efforts.

Sincerely,

A handwritten signature in black ink, appearing to read "Artie Ratliff".

Artie Ratliff, President – Board of Directors  
Raintree Habitat for Humanity of Henry County

### Appendix 3 Other Factors Checklist

Name of Applicant: Henry County Coalition, Indiana (City of New Castle and Town of Middletown)

Please identify (with an **X**) which, if any of the below items apply to your community or your project as described in your proposal. To be considered for an Other Factor, you must include the page number where each applicable factor is discussed in your proposal. EPA will verify these disclosures prior to selection and may consider this information during the selection process. If this information is not clearly discussed in your narrative proposal or in any other attachments, it will not be considered during the selection process.

|   | Other Factor   | Page #   |
|---|--|----------|
|   | Community population is 10,000 or less   |          |
|   | Federally recognized Indian tribe  |          |
|   | United States territory  |          |
|   | Applicant will assist a Tribe or territory   |          |
|   | Targeted brownfield sites are impacted by mine-scarred land  |          |
|   | Targeted brownfield sites are contaminated with controlled substances  |          |
|   | Recent natural disaster(s) (2006 or later) occurred within community, causing significant community economic and environmental distress  |          |
| X | Project is primarily focusing on Phase II assessments.   | 7-8      |
| X | Applicant demonstrates firm leveraging commitments for facilitating brownfield project completion by identifying amounts and contributors of funding in the proposal and have included documentation   | 8-9<br>1 |
|   | Community experienced manufacturing plant closure(s) (2008 or later) tied to the targeted brownfield sites or project area, including communities experiencing auto plant closures due to bankruptcy or economic disruptions.  |          |
|   | Recent (2008 or later) significant economic disruption ( <u>unrelated</u> to a natural disaster or manufacturing/auto plant closure) has occurred within community, resulting in a significant percentage loss of community jobs and tax base.   |          |
|   | Applicant is a recipient or a core partner of a HUD-DOT-EPA Partnership for Sustainable Communities (PSC) grant that is directly tied to the project area, and can demonstrate that funding from a PSC grant has or will benefit the project area. To be considered, <u>applicant must attach documentation</u> which demonstrates this connection to a HUD-DOT-EPA PSC grant. |          |
|   | Applicant is a recipient of an EPA Brownfields Area-Wide Planning grant  |          |
|   | Community is implementing green remediation plans.   |          |
|   | Climate Change   |          |